LOT 34 TURKEY RUN S/D.
1005-707, WD 1034-1587, WD

ROMINE RICHARD E/ROMINE BARBARA C
176 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-234

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

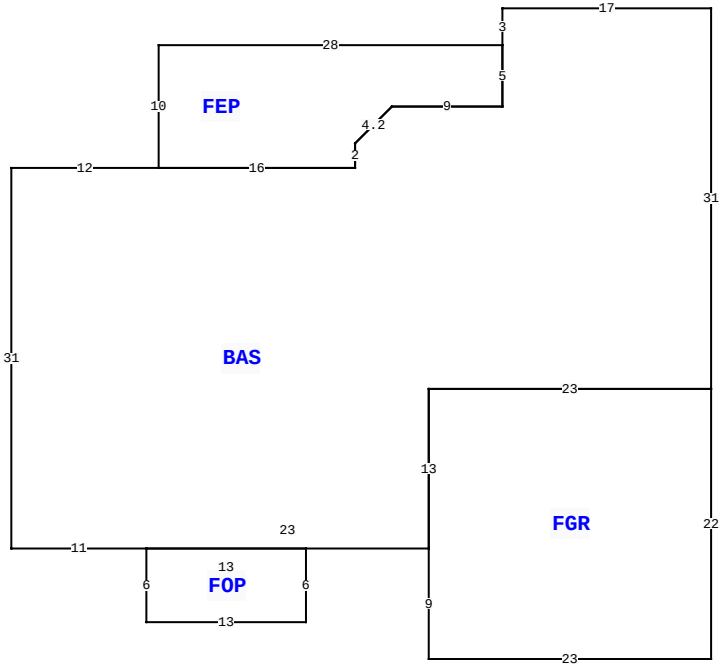
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100		1,745	184,300
FEP	225	80		180	19,011
FGR	506	55		278	29,361
FOP	78	30		23	2,429
TOTALS	2,554			2,226	235,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,226	116.4240	130.39	290,248	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2019 Heated Area: 1745 HX Base Yr 2019



176 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,101
TOTAL MARKET OB/XF VALUE		6,508
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,609
SOH/AGL Deduction		103,171
ASSESSED VALUE		173,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,716
TOTAL JUST VALUE		276,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23846	SFR	560	11/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1382	11/30/2018	WD	Q	I	01	197,000
GRANTOR: JESSIE T & VIOLET STA						
GRANTEE: RICHARD E & BARBARA						
1341/2600	7/27/2017	WD	Q	I	01	185,000
GRANTOR: FRED M & MEREDITH MER						
GRANTEE: JESSIE T & VIOLET S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S31 E11 FOP= S6 E13 N6 W13$ E23 FGR= S9 E23 N22 W23 S13$ N13 E23 N31 W17 S3 FEP= W28 S10 E16 N2 U3 R3 E9 N5$ S5 W9 L3 D3 S2 W16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,723.00	UT	2.50	2.50	100	2006	2006	3	100	4,308	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 6,508

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS